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International residual mechanism for criminal tribunals

Construction of a new facility for the International Residual Mechanism for Criminal Tribunals, Arusha branch

Report of the Secretary-General

Summary

In its resolution 66/240 B, the General Assembly requested the Secretary-General to submit to it at the first part of its resumed sixty-seventh session a report providing detailed information on the key decision points regarding the conceptual design, project plan and overall cost estimate of the planned new facility for the Arusha branch of the International Residual Mechanism for Criminal Tribunals, as well as information on efforts to reduce the duration of the project from the five years estimated.

The present report provides the requested information, as well as an update on the progress of the project. Since the issuance of the previous report of the Secretary-General (A/66/754), considerable progress has been made: a suitable building site has been identified, the project team has concluded the conceptual design, and a detailed cost estimate has been done. The overall project schedule has been reduced from five years and three months to four years.

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I. Introduction

1. The International Residual Mechanism for Criminal Tribunals commenced its mandate on 1 July 2012, with the opening of its Arusha branch, in accordance with Security Council resolution 1966 (2010). The Arusha branch, which has been fully functional since its first day, continues certain essential functions inherited from the International Criminal Tribunal for Rwanda. The Hague branch of the Mechanism will assume parallel functions derived from the International Tribunal for the Former Yugoslavia on 1 July 2013.

2. The Mechanism's mandate comprises: (a) continuous activities, including witness protection, supervision of enforcement of sentences, archive management, tracking of fugitives and assistance to national prosecution authorities; and (b) ad hoc activities, consisting primarily of the conduct of trials, appeals and other judicial activity falling under the jurisdiction of the Mechanism and preparatory activities.

3. Strategic measures taken by the Mechanism have led to the timely commencement of its operations, without any gaps in the provision of critical services resulting from the transition. Crucially, those measures also ensured that the Mechanism has been able to carry out its functions as a small and efficient institution, as envisaged in its founding resolution.

4. During its first two years, the Mechanism benefits from economies of scale and other efficiencies owing to its coexistence and co-location with the downsizing Tribunals. In particular, it relies on the two Tribunals for the provision of administrative support services, such as security, procurement, budget and finance, human resources, general services and telecommunications.

5. The Arusha branch is currently co-located with the International Criminal Tribunal for Rwanda in the Arusha International Conference Centre compound in Arusha, United Republic of Tanzania. While the Conference Centre has provided adequate support to the activities of the Tribunal, it is unsuitable for the specific programmatic and functional requirements of the much smaller institution of the Mechanism. Because of certain structural features, it does not and cannot effectively meet minimum internationally recognized archival standards or address security risks exacerbated by the progressive reduction of the United Nations presence in the compound.

6. The General Assembly, in its resolution 66/240 A, appropriated an initial amount of $3 million for the overall construction of the proposed new premises of the Arusha branch of the Mechanism. Pursuant to that resolution, the Secretary-General submitted a report on the project (A/66/754) to the Assembly at its resumed sixty-sixth session. In its resolution 66/240 B, the Assembly requested the Secretary-General to submit to it at the first part of its resumed sixty-seventh session a report providing detailed information on the key decision points regarding the conceptual design, project plan and overall cost estimate of the planned new facility for the Arusha branch of the Mechanism, as well as information on efforts undertaken to reduce the duration of the project from the five years estimated.

7. The present report provides the requested information. It also includes information on the possibility of co-locating with other suitable entities in Arusha and provides comparative cost information for a temporary and a permanent

structure for the facility, as recommended by the Advisory Committee on Administrative and Budgetary Questions in its most recent report on the subject (A/66/807). Lastly, an update on the considerable progress made thus far on the project is provided.

II. Site selection

8. Foremost among the preparatory activities planned for the initial phase of the project was the selection of the site for the construction of the premises.

9. The Government of the United Republic of Tanzania has offered to provide land for the Arusha branch premises and any required amenities and utilities at the identified site at no cost to the United Nations. Several locations were proposed. The Mechanism inspected and assessed the proposed sites with support from the Office of Central Support Services and the Department of Safety and Security of the Secretariat, as well as the administrative services of the International Criminal Tribunal for Rwanda.

10. The most suitable site was identified at a location known as Lakilaki, in the immediate vicinity of the city of Arusha, approximately 12 km from the city centre and 6 km from the entrance to Arusha Airport. The site is on a plateau atop a gently sloping hill, approximately 1 km from the main developed road. The plot measures approximately 15 acres (6.07 ha), of which approximately 5 acres (2.02 ha) will be developed. The undeveloped area will serve as an asset to the site, particularly for security reasons. Utilities, such as water and electricity, are available nearby, and the project team will continue to coordinate closely with the host State to ensure the timely provision of these utilities to support the facility.

11. The Department of Safety and Security conducted a thorough survey of the Lakilaki site and approved it for use. The survey identified the presence of emergency services and evacuation routes and evaluated existing buildings and construction near completion in the adjacent areas. It further assessed the impact of the proximity of the small Arusha airport, which was limited mainly to the maximum height of any required radio communications mast. It also noted the risk of volcanic activity and earthquakes in the Arusha region, as well as the general economic and security situation in the area.

12. The Secretary-General expresses his deepest appreciation to the Ministry of Foreign Affairs and International Cooperation of the host State for its efforts and assistance during the site selection phase and for the provision of documentation regarding the site to the United Nations. The process of completing the United Nations review and formally accepting the proposed site is under way.

III. Conceptual design

Overview of the design concept

13. Following the identification of the project site, the project team undertook the architectural design of the facility in response to the specific site conditions and in keeping with the overall programmatic objectives of the Mechanism, including its

staffing and operations requirements, which were presented in the previous report of the Secretary-General (A/66/754).

14. In response to the request of the General Assembly to expedite the completion of the project, the Secretariat exceptionally took on the additional challenge of developing the conceptual design in-house, at no additional cost to the Organization, resulting in savings in the overall project cost. This was made possible through the support of the Office of Central Support Services, the provision of technical input by the Mechanism and the relatively modest scope and complexity of the project requirements.

Confirmation of programmatic requirements

15. The design was developed in accordance with the overall programmatic requirements of the facility, which remain unchanged from those set out in the report of the Secretary-General (A/66/754). The estimated gross area of the buildings, at 5,036 m^2, is also consistent with that report. The building size requirement (in square metres) is summarized as follows:

Archive building	2 632
Office building	1 784
Court building	620
Total	**5 036**

16. The programme requirements set out in the previous report also included detailed technical requirements related to archives, information and communications technology and security, all of which are still applicable and have been addressed in the current design.

17. The central design concept revolves around an open courtyard scheme in order to take full advantage of the natural strength of the site. A plan diagram and two computer-generated renderings of the scheme are provided in annex I to the present report.

18. The compound will be situated so as to fit naturally with the gently sloping terrain, and the three-sided courtyard will frame the view north towards Mount Meru on the open side. In addition to maximizing the use of the natural features, this adaptation of the proposed construction to the natural terrain minimizes site development costs.

19. A single, prominent tree serves as the focal point of the courtyard and of the archives, court and office buildings. The tree symbolizes justice, as in many parts of the African continent "court" has been traditionally convened in open air, under a tree.

20. The compound blends modern, green and efficient architectural standards with references to regional architectural elements, found in the conical shape of the courtroom, the rectangular forms made of reinforced masonry and concrete construction typical of the region. The overall design reflects the essence of the Mechanism, which is affirming itself as a small and efficient model institution in international criminal justice. The three buildings are lean and minimalist, designed to be flexible and scalable as required to address ad hoc activities, thereby

translating into the Mechanism's Arusha branch premises the Security Council's vision of a small, efficient and temporary institution. At the same time, the setting and the overall compound configuration provide an appropriate sense of gravitas.

Sustainability initiatives

21. The project will adhere to the current best practices for green building standards in the design and construction industries. This will minimize the consumption of energy, water and other resources, which will, in turn, minimize both the long-term operating costs of the facility and the emission of greenhouse gases. It will also minimize construction waste and promote regional building practices.

22. In the absence of a prevailing international green building rating system or a national green building rating standard in the region, the project will not seek certification by a national rating system. However, the design team will evaluate the project relative to several national rating systems, such as the Building Research Establishment Environmental Assessment Method (BREEAM, United Kingdom of Great Britain and Northern Ireland), the Comprehensive Assessment System for Built Environment Efficiency (CASBEE, Japan), Green Star (Australia) and Leadership in Energy and Environmental Design (LEED, United States of America), and will target the highest possible level for each system.

23. Given the naturally mild climate of the region throughout the year, coupled with the prevalence of masonry and reinforced concrete construction methods, the project will employ a concept referred to as thermal mass in order to reduce dependence on artificial forms of heating and cooling, thereby reducing energy consumption. Particularly in the archives building, which has stringent air temperature requirements, thick walls will be used to capture heat from the sun during the day, which is naturally stored in the mass of the walls to keep the air temperature inside the building warm at night. The process is reversed during the day, when the thick walls shield the indoor environment as the sun heats up the outdoor air.

24. The archives building, which is a large single-storey structure with a flat roof, will include a photovoltaic solar panel array that will harness the natural energy of the sun to produce a passive form of electricity. It is estimated that the 1,637-m^2 roof will house enough solar panels to provide the archives building with 100 per cent of its annual power requirements. Therefore, the building will be energy-neutral and will not require any additional active energy source. This significant achievement builds on the success of the new office premises in Nairobi and reinforces the use of passive energy as a best practice in a region where solar energy is in abundant supply.

25. The sustainability features of the facility will also include those designed to reduce freshwater consumption, such as low-flow and regulated flow toilet devices, a greywater harvesting system that will redirect treated stored grey water to provide site irrigation and the use of indigenous landscape vegetation, which will greatly minimize irrigation requirements.

Accessibility

26. The design of the building will comply fully with the Convention on the Rights of Persons with Disabilities. The site and buildings will be accessible to all, with particular emphasis on researchers and other members of the public, including those with mobility, hearing, sight or cognitive disabilities.

Archives building

27. The Mechanism's Chief Archivist has worked closely with the Office of Central Support Services to review and confirm the initial space estimates and further detailed technical project requirements for the highly specialized area dedicated to the archives. The archives building will be the largest of the three buildings. It will house repositories, technical work areas and office space for archives staff and a reading room. The facilities will be secure and access to them will be restricted and controlled by archives staff in order to ensure the safety and preserve the integrity of the archives.

28. The archives building will contain two repositories: a large repository to house paper and mixed-media archives and a small repository to house magnetic and digital media and photographic archives. In both repositories, optimal environmental conditions for the long-term storage of the archives will be maintained by controlling the temperature, relative humidity and air quality. The sustainability features described in paragraphs 22 to 26 above will be of the utmost importance for the archives building, to minimize both operational costs and dependence on mechanical systems. The repositories will be fitted with shelving and other specialized storage equipment to provide optimal physical conditions for the long-term preservation of the archives.

29. Adjacent to the repositories, technical work areas for archives staff will be used for such activities as cleaning, repairing, packaging, organizing and cataloguing archives. There will also be office space for archives staff in that area.

30. The archives building will also include a reading room with facilities for the public, including researchers and regional and international lawyers, to study the archives and have access to basic reference books and materials. It will be fitted with tables for handling physical archives and computer workstations for viewing digital archives. It will also be fitted with shelving for paper copies of archival finding aids and other reference materials. Adjacent to the reading room, there will be a public information area, which will house published physical and digital archives, other information and reference materials and special exhibitions.

31. Lastly, the building will house the essential support functions of the compound, including security, telecommunications, data storage, ancillary services, a modest cafeteria and a loading dock. The facilities for those activities will be entirely separate from the archives facilities.

Office building

32. The office building is a compact rectangular-shaped building designed for maximum flexibility and efficiency in office planning. Individual space requirements in line with those used in recent similar capital projects within the Secretariat have been used in the floor planning, in addition to shared common

amenities, such as conference rooms, meeting rooms, pantries, copy/work areas and filing areas.

33. The office building is divided into four individual suites that are separated from the central area and each other by walls and doors with access control devices to fulfil the need for privacy, security and adequate separation imposed by the judicial nature of the Mechanism's operations.

34. Office accommodations made for flexible staffing requirements, especially for large-flux periods during trial activities, will be by means of shared workspaces, such as "hotelling" and/or hot-desking, rather than assigning individual workstations or offices.

Courtroom building

35. Occupying only 12 per cent of the Arusha branch facility, the court building is the smallest of the three buildings and will provide adequate space for the Mechanism's mandated judicial activities.

36. Significant efforts have been undertaken to provide this required space in a cost-efficient manner. The building will, for instance, present the flexibility to be used as either a court building or a multi-purpose meeting room, depending on the varying judicial requirements of the Mechanism. In addition, the standards used for the courtroom building take into account efficiencies and experiences of courtrooms of the Tribunals in order to respond to the exigencies of the judicial process while limiting expenditure. Four separate zones are established for the public, judges, prosecution and defence, including the accused. Each zone has a dedicated building entry access, including to the courtroom itself, to minimize inappropriate contact and security risks.

IV. Project management and administration matters

Project management

37. The Assistant Secretary-General and Registrar of the Mechanism, benefiting from the input of the President and the Prosecutor of the Mechanism and the technical guidance of the Office of Central Support Services, plays a leading role in ensuring full compliance with United Nations oversight instruments and the efficient development of the project.

38. He is assisted in his task by his immediate team, in particular the Head of the Registry, Arusha branch, who, among others, supports the Registrar in engaging with the host State and provides supervision of the project on the ground.

39. Lessons learned from recent capital projects within the Secretariat, including the capital master plan in New York and the new office facilities in Addis Ababa and Nairobi, have indicated the need for additional assistance from a locally based full-time dedicated project manager to ensure day-to-day management, coordination and timeliness of action, which will ultimately result in savings for the Organization. The recruitment of the project manager is in the final stage, and the selected candidate is expected to join the Registrar's team by March 2013, when his or her presence will start to be required. As originally presented in the previous report of the Secretary-General, the project manager will be required for four years and

10 months. Owing to the shortened schedule, as explained in the present report, and because the conceptual design was done by in-house capacity, thereby eliminating the need for a project manager during that period, the duration for which the project manager would be required is now estimated to be two years and 10 months only.

Consultations with stakeholders

40. The Mechanism has further intensified its close cooperation with the Office of Central Support Services, which started at the beginning of the project. The Office has provided guidance and support in all aspects of project implementation. The Mechanism and the Office liaise on a regular basis through videoconferences, conference calls and correspondence and will continue to do so throughout the implementation of the project. Coordination meetings have been combined with the Mechanism's reporting missions to New York and the Office's missions to Arusha and The Hague for the purpose of reviewing potential building sites and providing technical support. During the reporting period, the Office continued to assist the Mechanism in coordinating with other key project stakeholders in the Secretariat, in particular the Department of Safety and Security, the Office of Information and Communications Technology and the Office of Legal Affairs.

41. The Tribunals have continued to offer technical assistance to the project, in particular in the areas of security, telecommunications, budget, human resources and procurement, within the broader framework of administrative support that they provide to the Mechanism.

Procurement arrangements

42. The Mechanism is taking the steps necessary to ensure that the procurement of architectural and construction services is conducted in the most timely and efficient manner possible. The Secretariat considers that the United Nations Office at Nairobi is best placed to undertake this procurement, on the basis of extensive consultations and analysis involving the following main considerations: the level of progressive downsizing at the Tribunals, which cannot guarantee adequate resources throughout the procurement exercise; the required level of expertise for this type of procurement; and adequate proximity to the construction site.

Possibilities for co-location

43. The Mechanism is open to the possibility of sharing common services and/or space whenever it is efficient, economical and secure to do so. The Secretary-General notes that there are no other United Nations agencies or bodies of any significant staffing size (e.g. satellite offices or liaison teams) and possessing the required structural facilities in Arusha that can offer shared space for the Mechanism. As assessed by the International Criminal Tribunal for Rwanda and the Office of Central Support Services, and as confirmed by the host State, there are no existing facilities in Arusha that would adequately meet the functional and programme requirements of the Mechanism's operations, which comprise archive management and highly sensitive and complex judicial proceedings.

44. The Mechanism does not consider the possibility of borrowing a courtroom from another institution a viable option. Owing to the complexity and length of the cases under the competence of the Mechanism and the difficulties of bringing in witnesses covered for the most part by protective measures from varied regions in

Africa and other parts of the world, relying on a courtroom owned by a third party has potentially significant implications on the Mechanism's judicial schedule, which may result in a breach of fair trial rights and costly delays. In addition, this may also present security risks, which could make this theoretical option impossible in practice. The current courtrooms of the Tribunal will be dismantled as the United Nations vacates the Arusha International Conference Centre premises. Furthermore, the United Nations has no control over the programmatic and technical requirements or the timelines of any other regional courts that may be planned for future construction in Arusha.

Risk management and reporting

45. In order to manage project risks, the project management team will create and maintain a risk register to provide a schedule of risks and their probable outcomes and cost implications as part of regular project reports. The risk register will identify all potential risks related to technical and quality issues, the schedule and the budget. Risks will be quantified to assess whether the contingency and the amount budgeted will be adequate. This risk management monitoring will be reported regularly to all stakeholders.

V. Project schedule

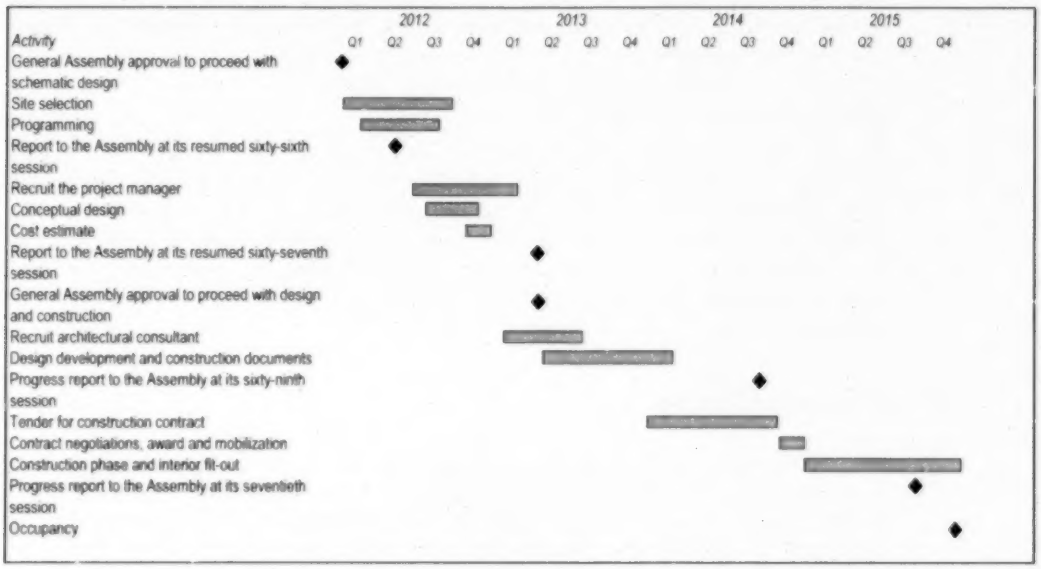
46. In response to the request of Member States to reduce the time needed to complete the construction while guaranteeing effective oversight of the project, the project team, chaired by the Assistant Secretary-General and Registrar of the Mechanism and composed of representatives of the Mechanism and the Office of Central Support Services, took a number of actions. First, the team, on an exceptional basis, developed the conceptual design using the available internal resources. This was feasible only because of the minimal complexity and comparatively limited size of the project. The related conceptual cost estimate was completed four months ahead of schedule, thereby reducing the overall schedule by the same figure, although this does not preclude the requirement for an external architectural firm to produce detailed construction documents, perform construction administration duties and assume the responsibility of architect of record. The team also reduced the time scheduled to complete bid negotiations and mobilization by two months and the construction period by nine months. This was possible because of the progress made in the site selection and conceptual design phase. As the site identified is a greenfield and undeveloped, it will not require demolition or major earthworks. Consequently, the time required for site preparation and development is largely known and, hence, the construction phase has been shortened. The result is an overall reduction in the project schedule from five years and three months to four years.

47. The project team considers that the shortened project schedule is achievable. However, it will also need to closely monitor and mitigate any foreseen external factors. It is noted that similar projects in the region have taken more than five years to complete, notably the new office facility in Nairobi and, most recently, the East African Community headquarters in Arusha, which took seven years to complete from inception to construction completion. Those projects, however, had experienced significant changes in scope during or after the design phase. The team

is drawing from the lessons learned and will closely manage the risks of the current project.

48. A summary of the project schedule is provided in the figure below.

Project schedule for the new facility of the International Residual Mechanism for Criminal Tribunals, Arusha branch


2012
2013
2014
2015
Activity
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4
General Assembly approval to proceed with schematic design
Site selection
Programming
Report to the Assembly at its resumed sixty-sixth session
Recruit the project manager
Conceptual design
Cost estimate
Report to the Assembly at its resumed sixty-seventh session
General Assembly approval to proceed with design and construction
Recruit architectural consultant
Design development and construction documents
Progress report to the Assembly at its sixty-ninth session
Tender for construction contract
Contract negotiations, award and mobilization
Construction phase and interior fit-out
Progress report to the Assembly at its seventieth session
Occupancy

VI. Detailed cost estimate

49. Following the completion of the conceptual design, a detailed cost estimate was performed by a professional cost-estimating firm under the supervision of the project team. The estimate was created by performing area take-offs on the design drawings and by applying cost data for the following building components/trades: foundations, superstructure, exterior enclosure, roofing, interior construction, conveying systems, plumbing, heat ventilation and air conditioning, fire protection, electrical and site works. The estimate includes accurate cost data from the region, specifically drawing from the Organization's recent experience with the new office facility in Nairobi.

50. The total cost of the project is estimated at $7,737,362, inclusive of construction costs, site works, architect fees, project supervision and management and travel of staff to provide technical assistance.

51. That estimate does not include a project contingency of 15 per cent. On the basis of lessons learned from the Organization's capital projects in recent years, the contingency would be required and would serve to cover unforeseen project conditions, such as field conditions, errors and omissions by the architect or other unexpected contractual issues. The Secretary-General recommends that this approach be applied to the project, on the understanding that any unspent balance of the contingency will be returned to Member States at the completion of the project.

The total project costs, including a 15 per cent contingency, would amount to $8,787,733.

52. A detailed breakdown of the cost estimate is provided in the table below.

Cost estimate for the new facility of the International Residual Mechanism for International Criminal Tribunals, Arusha branch

(United States dollars)

Construction costs	
Office building	1 768 582
Archive building	2 653 483
Court building	944 424
Site works and external parking facilities	999 398
Subtotal	**6 365 887**
Architect and project management costs	
Architect's fees[a]	636 589
Project supervision and management[b]	635 800
Travel costs[c]	99 086
Subtotal	**1 372 263**
Total project costs (exclusive of contingency)	**7 737 362**
Contingency[d]	1 050 371
Total cost estimates (inclusive of contingency)	**8 787 733**

[a] Reflects the cost of hiring an external architectural consultant firm to produce detailed construction documents, perform construction administration duties and assume the responsibility of architect of record.

[b] Reflects the cost of hiring a project manager for day-to-day management and coordination of the project activities.

[c] Reflects the cost of travel of staff between New York, The Hague and Arusha to provide technical assistance to the project.

[d] Calculated at 15 per cent of the construction costs and architect fees (which is a percentage of the construction costs).

53. As requested by the General Assembly, the Secretary-General conducted a comparative analysis on a square-metre basis of the costs of a temporary and a permanent structure. The cost of a permanent structure, according to the estimate above, is $1,264 per square metre for construction, or $1,745 per square metre inclusive of all project costs (architect fees, project management and contingency). The cost of a temporary structure would be $1,117 per square metre for construction, or $1,561 per square metre inclusive of all project costs. The difference represents a potential reduction of about 12 per cent in the construction cost.

54. The potential cost reductions would be achieved by reducing the overall quality of several components of the buildings, including the exterior enclosure, the interior construction and finishes, interior and exterior lighting and the external site

works. There are no expected savings in the building structure and only minimal savings in mechanical and electrical costs, owing to the security and safety requirements of the project. This is in line with recent practices in the construction of temporary buildings within the Secretariat, most notably the North Lawn Building at United Nations Headquarters. In addition, the difference in cost between permanent and temporary construction is modest, owing to the simple conceptual design of the buildings, which adopt lean and standard forms.

55. However, the reduction in cost is only an initial saving. The temporary facility would entail higher life cycle costs over time, especially given the highly specialized nature of the building. A temporary building would be more expensive to operate and maintain over its life in such areas as utility costs and the replacement and maintenance costs due to low-quality exterior and interior finishes. Ultimately, this would be more expensive for the Organization. The Secretary-General therefore does not recommend the construction of a temporary facility in lieu of a permanent one.

VII. Funding arrangements

56. The General Assembly, in its resolution 66/240 A, appropriated an initial amount of $3 million for the project. Given the schedule, it is projected that by the end of 2013 an expenditure of $362,020 will have been incurred, leaving a balance of $2,637,980, which needs to be utilized in 2014 and 2015 (see annex II for the detailed cost plan).

57. It should be recalled that, for recent construction projects, such as the construction of new office facilities in Nairobi and Addis Ababa, a multi-year special account had been used to account the expenditures of the major construction-in-progress projects. Given that the construction of the new facility in Arusha will not be completed until the end of 2015, according to the latest shortened schedule, the Secretary-General proposes that a similar multi-year special account be utilized for the project. The expenditures related to and the status of the project will be reported to the General Assembly on an annual basis as part of the report of the Secretary-General.

58. The remaining requirement of the total project costs, after offsetting the $3 million already appropriated in resolution 66/240 A, will be updated by the Secretariat at the time of the preparation of the proposed budget for the Mechanism for the biennium 2014-2015, and additional appropriation will be sought in that context for the balance of the project costs.

VIII. Actions to be taken by the General Assembly

59. **The General Assembly is requested to:**

(a) **Take note of the progress made on the project during the reporting period;**

(b) **Take note of the conceptual design, the revised project schedule and the total project cost estimates and authorize the activities related to all phases of the project, including the construction phase;**

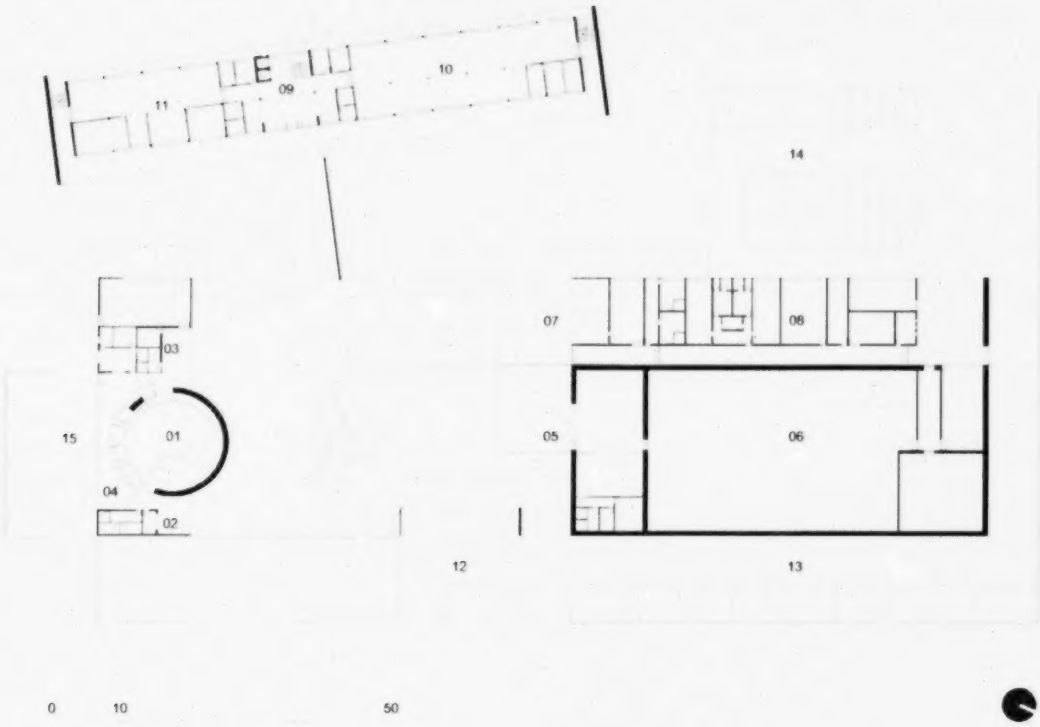
(c) Take note that additional requirements of the project will be included in the proposed budget for the Mechanism for the biennium 2014-2015;

(d) Decide that the multi-year special account for construction-in-progress projects will be utilized to account the expenditures of the project, its status to be reported to the Assembly on an annual basis as part of the report of the Secretary-General until the completion of the project.

Annex I

Plan diagram and renderings of the new facility

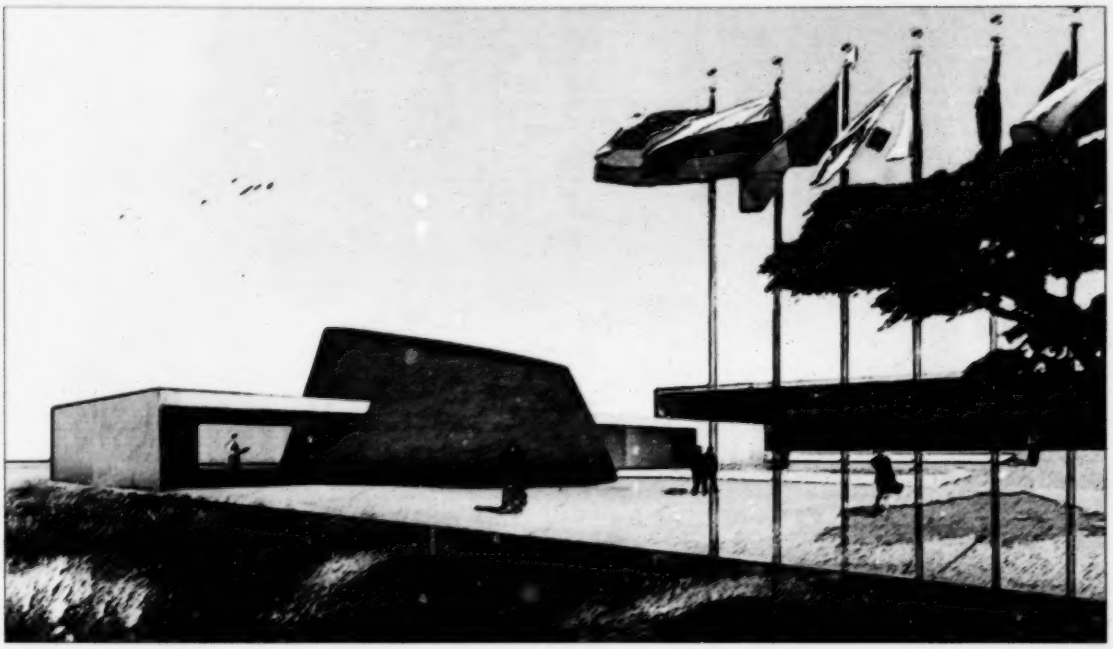
Plan diagram



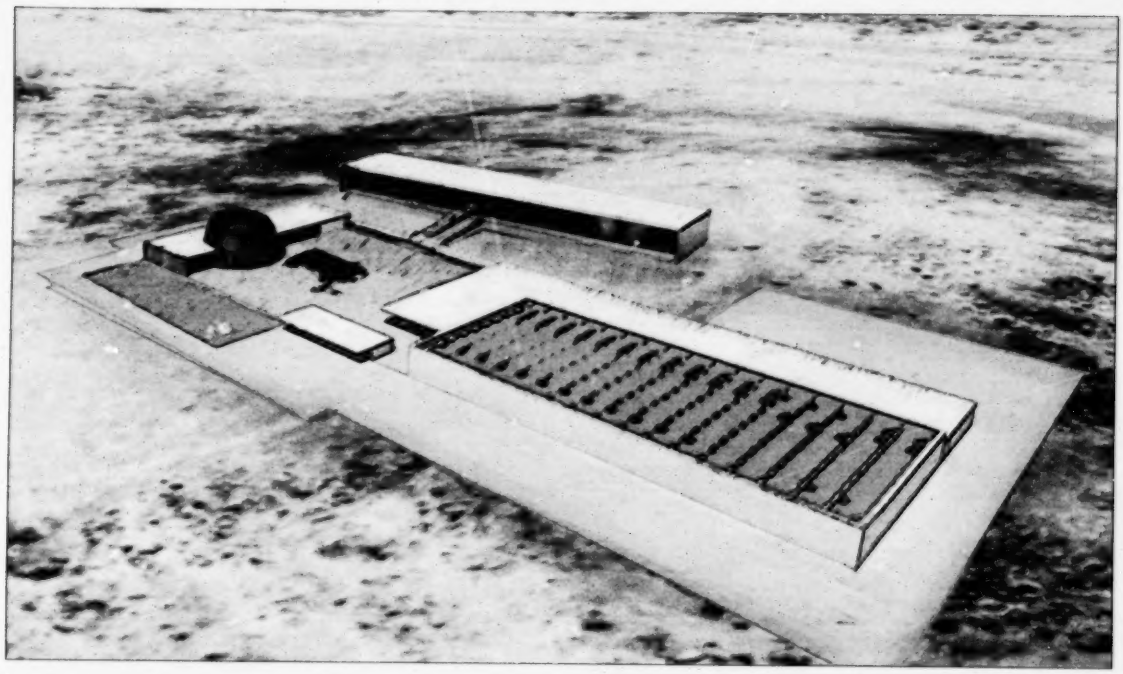
Legend:

01 Courtroom
02 Courtroom services, public area
03 Courtroom services, private area
04 Courtroom services, technical area
05 Archives building, public area
06 Archives building, private area
07 Cafeteria
08 Service building
09 Office building, reception area
10 Office building, east wing
11 Office building, west wing
12 Loading dock
13 Visitors' parking
14 Staff parking, office
15 Staff parking, court

Perspective view towards the court building from the main entrance



Axonometric view of the overall facility from the north-west



Annex II

Cost plan for the construction of a new facility for the International Residual Mechanism for Criminal Tribunals, Arusha branch

(United States dollars)

	2013	*2014*	*2015*	*Total*
Construction costs	–	636 589	5 729 298	6 365 887
Architect and project management costs				
Architect fees	127 318	254 635	254 635	636 589
Project supervision and management	211 933	211 933	211 933	635 800
Travel	22 506	35 278	41 302	99 086
Subtotal	**361 757**	**501 847**	**507 871**	**1 371 475**
Total project costs (exclusive of contingency)	**361 757**	**1 138 436**	**6 237 169**	**7 737 362**
Contingency	–	120 991	929 380	1 050 371
Overall costs (inclusive of contingency)	**361 757**	**1 259 427**	**7 166 549**	**8 787 733**